025.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,100 / 1,054,100
					USE VALUE:	1,054,100 / 1,054,100
					ASSESSED:	1,054,100 / 1,054,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-38A	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERRIOS EMMA RYSSETTE ETAL	
Owner 2:	AUFFREY RENATE MARIE PAGAN ETA	
Owner 3:		
Street 1:	38A CLEVELAND ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PAGAN EMMA G -
Owner 2:	-
Street 1:	38A CLEVELAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,198 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3803 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5198.000	588,200	5,100	460,800	1,054,100
Total Card	0.119	588,200	5,100	460,800	1,054,100
Total Parcel	0.119	588,200	5,100	460,800	1,054,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.21 | /Parcel: 277.2

Legal Description

User Acct 16075

GIS Ref

GIS Ref

Insp Date 07/13/17

Entered Lot Size

Total Land:

Land Unit Type:

!1993!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	575,700	5100	5,198.	460,800	1,041,600	1,041,600	Year End Roll	12/18/2019
2019	105	FV	440,700	5100	5,198.	489,500	935,300	935,300	Year End Roll	1/3/2019
2018	105	FV	440,700	5100	5,198.	357,100	802,900	802,900	Year End Roll	12/20/2017
2017	105	FV	441,900	5100	5,198.	311,000	758,000	758,000	Year End Roll	1/3/2017
2016	105	FV	441,900	5100	5,198.	264,900	711,900	711,900	Year End	1/4/2016
2015	105	FV	397,600	5100	5,198.	259,200	661,900	661,900	Year End Roll	12/11/2014
2014	105	FV	397,600	5100	5,198.	213,100	615,800	615,800	Year End Roll	12/16/2013
2013	105	FV	412,300	5100	5,198.	202,700	620,100	620,100		12/13/2012

PRINT

Date	Time
12/10/20	17:31:14

LAST REV

Date	Time
10/29/20	14:09:14
danam	
1993	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGAN EMMA G,	64258-27		9/19/2014	Convenience	1	No	No		Emma G Pagan dod 1/3/2019
MEHREZ HENRI	25744-390		10/18/1995		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2007	441	Manual	2,700			G9	GR FY09	replace garage roo
5/6/2002	331	Porch	14,000	O		G4	GR FY04	REMOVE WDK-BUILD E
4/10/1998	224	Dormers	15,000					ADD DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2020	Fieldrev-Chg	DGM	D Mann
7/13/2017	Meas/Inspect	PH	Patrick H
7/13/2017	Meas/Inspect	DGM	D Mann
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
6/6/2000	Missed Appt.	163	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

Total AC/HA: 0.11933 | Total SF/SM: 5198 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 460,751 | Spl Credit | Total: 460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:	1	Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97740877
Const Adj.:	0.98990101
Adj $ / SQ:	164.481
Other Features:	182500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	799144
Depreciation:	210974
Depreciated Total:	588170

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

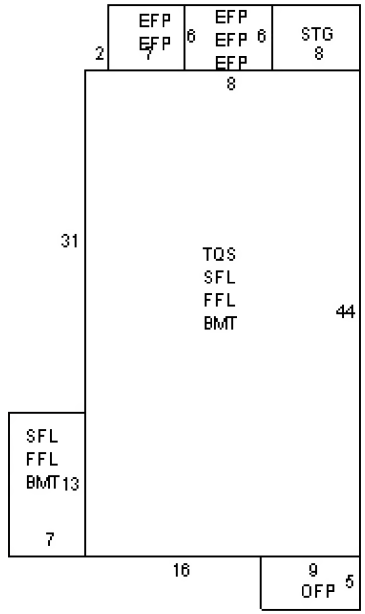
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.48
Special Features:	0	Val/Su Net:	124.65
Final Total:	588200	Val/Su SzAd	183.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,191	65.380	77,869
FFL	First Floor	1,191	164.480	195,897
SFL	Second Floor	1,191	164.480	195,897
TQS	3/4 Story	825	164.480	135,697
EFP	Enclos Porch	228	38.770	8,840
STG	Storage	48	10.060	483
OFP	Open Porch	45	43.560	1,960

Net Sketched Area:	4,719			Total:	616,643
Size Ad	3207	Gross Are	4994	FinArea	3803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100